

025.A

0005

0038.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
657,600 / 657,600
657,600 / 657,600
657,600 / 657,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36-38		WINDSOR ST, ARLINGTON

OWNERSHIP	Unit #:	38
Owner 1: GRAHAM WILLIAM F III & SARAH E		
Owner 2:		
Owner 3:		
Street 1: 38 WINDSOR STREET UNIT		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: LINNANE JACLYNN B & -	
Owner 2: CHRISTOPHER -	

Street 1: 36-38 WINDSOR STREET UNIT 38	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Vinyl Exterior and 2470 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

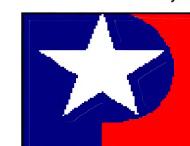
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8264																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								313180
								GIS Ref
								GIS Ref
								Insp Date
								09/06/17



USER DEFINED

Prior Id # 1:	16761
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:32:37
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date								
2020	102	FV	644,300	3300	.	647,600	647,600	Year End Roll 12/18/2019
2019	102	FV	591,900	3300	.	595,200	595,200	Year End Roll 1/3/2019
2018	102	FV	522,800	3300	.	526,100	526,100	Year End Roll 12/20/2017
2017	102	FV	464,500	3300	.	467,800	467,800	Year End Roll 1/3/2017
2016	102	FV	413,300	3300	.	416,600	416,600	Year End 1/4/2016
2015	102	FV	381,400	3300	.	384,700	384,700	Year End Roll 12/11/2014
2014	102	FV	363,600	3300	.	366,900	366,900	Year End Roll 12/16/2013
2013	102	FV	362,200	3300	.	365,500	365,500	12/13/2012

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
LINNANE JACLYNN	65581-418		6/22/2015		499,000	No	No					
ZACCARDI DOLORE	57422-430		9/9/2011		380,000	No	No					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2016	1458	Add Bath	3,000	C				add bath on 3rd Fl

Date	Result	By	Name
9/6/2017	Measured	DGM	D Mann
9/6/2017	Permit Visit	DGM	D Mann
9/6/2017	Left Notice	DGM	D Mann
3/3/2016	Sales Review	PT	Paul T
9/23/2013	Info Fm Plan	BR	B Rossignol
1/26/2012	NEW CONDO	BR	B Rossignol
12/9/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 5	BRs: 2	Baths: 1 HB

UnSketched SubAreas:
GLA: 2470,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1914	27.50	T	40	102			3,300			3,300

COMMENTS

GLA=2470 SFT.

SKETCH**OTHER FEATURES**

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:		Rating:	
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	

Totals

1 5 2

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area	Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	2,470	310.810	767,707							

Net Sketched Area:	2,470	Total:	767,707		
Size Ad	2470	Gross Are	2470	FinArea	2470

IMAGE

AssessPro Patriot Properties, Inc